

Renovated stone house 129 m + gite 79 m built on enclosed grounds of 2853 m Energy Performance C

EXCLUSIVE

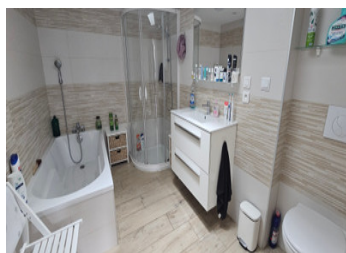
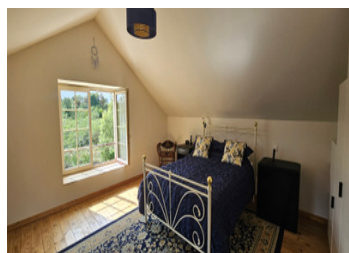
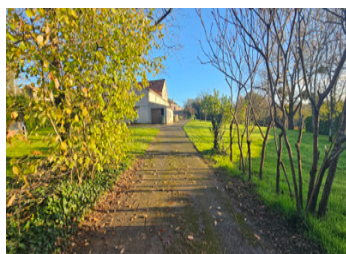


## INFORMATION

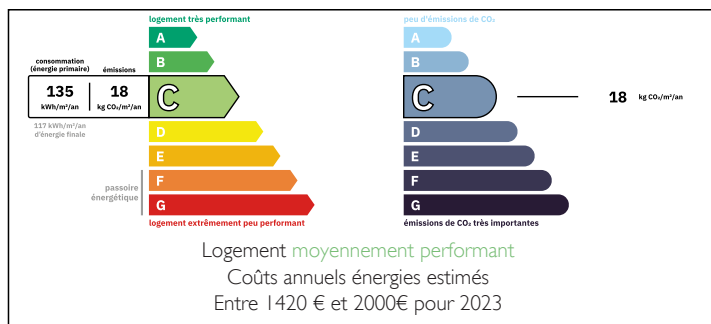
|             |              |
|-------------|--------------|
| Town:       | L'Hermenault |
| Department: | Vendée       |
| Bed:        | 3            |
| Bath:       | 2            |
| Floor:      | 203 m2       |
| Plot Size:  | 2853 m2      |

## IN BRIEF

I am offering this property comprising a renovated main house and a cottage in need of renovation located in L'Hermenault in Vendée, a pleasant town with shops and services including a bakery, mini-market, pharmacy, bank, school, and garage. It is 10 minutes from Fontenay-le-Comte, a town with all shops and services (hospital, bus station, cinema, swimming pool), 45 minutes from Niort (TGV station), 1 hour from the beaches and 1 hour from La Rochelle (TGV station, airport).



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 1164 EUR**

## NOTES

## DESCRIPTION

The main house comprises:

Ground floor: entrance hall, bathroom with toilet, living room with wood-burning stove and terrace, fitted and equipped kitchen, utility room, pantry, laundry room with old bread oven.

Upstairs: a landing used as an office, two bedrooms, a storage room, and a shower room with toilet.

Adjoining: a former chicken coop used as a garbage room.

An annexe in need of renovation, without heating, comprising:

Ground floor: a veranda, a fitted kitchen opening onto the living room, a bathroom with toilet, a room to be converted.

Upstairs: a mezzanine, a toilet and a bedroom.

The property also includes an old stable, a garage, a courtyard and an enclosed garden with a well.

Additional information:

- double-glazed window frames
- fiber optic internet connection
- mains drainage (sewerage)
- town gas central heating in the main house
- property tax €1,164
- main house renovated in 2018-2019 by local craftsmen

Approximate surface areas in m<sup>2</sup>:

Main house:

ground floor:

entrance hall: 15

fitted and equipped kitchen: 24.60

utility room: 12.40

bathroom with toilet: 7.60

living room: 22.50

terrace: 20

pantry: 15